



VANTAGE

YOUR ADVANTAGE

FEATURES AND BENEFITS

PRESIDA
Building Strength

The Building

1. Designed for 4.5 star Base Building NABERS Energy Rating
2. Experienced developer/builder with over 30 years experience
3. Clever design, innovative construction and economies of scale enable the developer to deliver a high quality, bench mark setting product at an economical cost which reflects in rental rates
4. Old Windsor Road frontage features landmark artwork wall
5. Stunning "Capitol Hill" presentation from Irvine Place
6. Large, uncluttered floor plates – most over 2,500 sq.m.
7. Designed for highly efficient use of space
8. Excellent visual connectivity across floors
9. Minimum columns allowing flexible layouts
10. High quality finishes
11. Double glazed, high performance low E glass with U-value of 1.63 & shading coefficient of 0.23
12. 3.150 metre high, floor to ceiling glazing provides abundant natural light
13. Well appointed amenities core
14. Drainage provision to accommodate future tenant kitchen or amenities fit out
15. Generous parking, surplus to council requirements
16. Separate entry & exit driveways provide easy vehicle movements
17. VRF air conditioning system allows flexibility of office lay outs & zone control
18. Air conditioned zones are arranged at the rate of 1 zone per 85 sq.m. of 4 metre wide floor perimeter & 1 zone per 160 sq.m. of internal floor area
19. Air conditioning plant located on concrete roof provides quieter workspace
20. Zoning of air conditioning system allows low cost for after hours operation
21. Avoidance of cooling towers eliminates legionella bacteria risk
22. Air conditioning system designed for population density of 1 person per 10 sq.m.
23. The building has an average of 30% spare capacity in air conditioning ability
24. Lightning protection to Level 3 of AS/NZS 1768
25. 100 kA electrical surge protection
26. C-bus lighting control system
27. Energy efficient T-5 recessed ceiling lights
28. Property managed by owner – direct contact when desired
29. Broadband and optic fibre availability
30. Spatial & infrastructure provision for generator back up of whole building
31. On site café
32. Mountain & district views
33. All office floors are designed to support compactus loads in selected locations
34. Spacious 2 storey air conditioned lobby
35. Four modern, high speed lifts incorporating goods lift
36. Lifts programmed to descend to next lower floor in the event of total power failure
37. Access control system for after hours access
38. Waste and recycling located adjacent to loading dock
39. All parking is undercover
40. All dedicated parking is undercover & most are secure
41. Car park levels are naturally ventilated
42. Undercover loading dock for truck deliveries
43. Most office levels have terraces or balconies
44. Landscape architect designed gardens, shade areas & feature water course
45. Large shade areas that can double as informal meeting venues can be reserved with the building manager when required
46. Rain water harvesting & drip line irrigation to conserve mains water



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47. Positioned on a park-like landscaped podium
48. Concrete roof providing a stable temperature
49. Low cost of outgoings as a result of well considered design methodology:
 - Abundant natural light
 - High performance glazing reduces load on A/C system
 - Large floor plates reduce requirement for lift travel
 - Natural ventilation of car parks
 - Drip technology irrigation
 - 235,000 litre rainwater harvesting tank

Features Complying With A-Grade Criteria

1. Proximity reader access system
2. MATV system to base building
3. BMS to control air conditioning & mechanical ventilation
4. Power factor correction
5. Spatial & infrastructure provision for 100% generator power back up of base building & tenant requirements
6. High quality lobby & lift fit-out
7. Good quality lift ride, speed, capacity & waiting time
8. Goods lift capability
9. Good views, outlook & natural light
10. 10 kpa compactus zones
11. 150 mm clearance above ceiling for majority of area
12. Zoned air conditioning for after hours operation
13. Provision for tenant supplementary outside air
14. Tenant exhaust riser provision
15. Riser provision for tenant data lines
16. Mobile phone coverage to 100% of net lettable area

17. Provision for 2 telephone carriers in base building
18. Courier parking
19. Loading dock
20. Recycle storage area
21. Shower & change facilities
22. AAAA tap fittings

The Location

1. Norwest is Australia's most prestigious & awarded business park.
2. Easy access to the Sydney orbital via M2 & M7.
3. Only 30 minutes from the Sydney CBD.
4. Prominent exposure to Old Windsor Road & Norwest Boulevard intersection.
5. Norwest is home to Woolworths & Resmed head offices in addition to over 400 other companies including Capital Finance, Bank West, Cathay Pacific & Wyeth Pharmaceuticals.
6. Over 25,000 people are employed in the business park.
7. Many support businesses are in the locality, e.g. stationary supplies, office fit-out companies.
8. Norwest has retail, banking, medical, dental, pharmacy, child care & post office facilities.
9. A transit-way bus stop is conveniently located approximately 300 metres from the building.
10. Large workforce to draw from is nearby.
11. Within Norwest there are 3 shopping precincts that contain specialty stores, restaurants, food courts & national supermarket outlets.
12. The Crowne Plaza Hotel & Quest serviced apartments provide accommodation choice for interstate visitors.
13. Castle Hill Country Club is located conveniently nearby to provide recreation.
14. Norwest Business Park features extensive landscaping, waterways & jogging tracks to enhance the lifestyle feel of the Park.